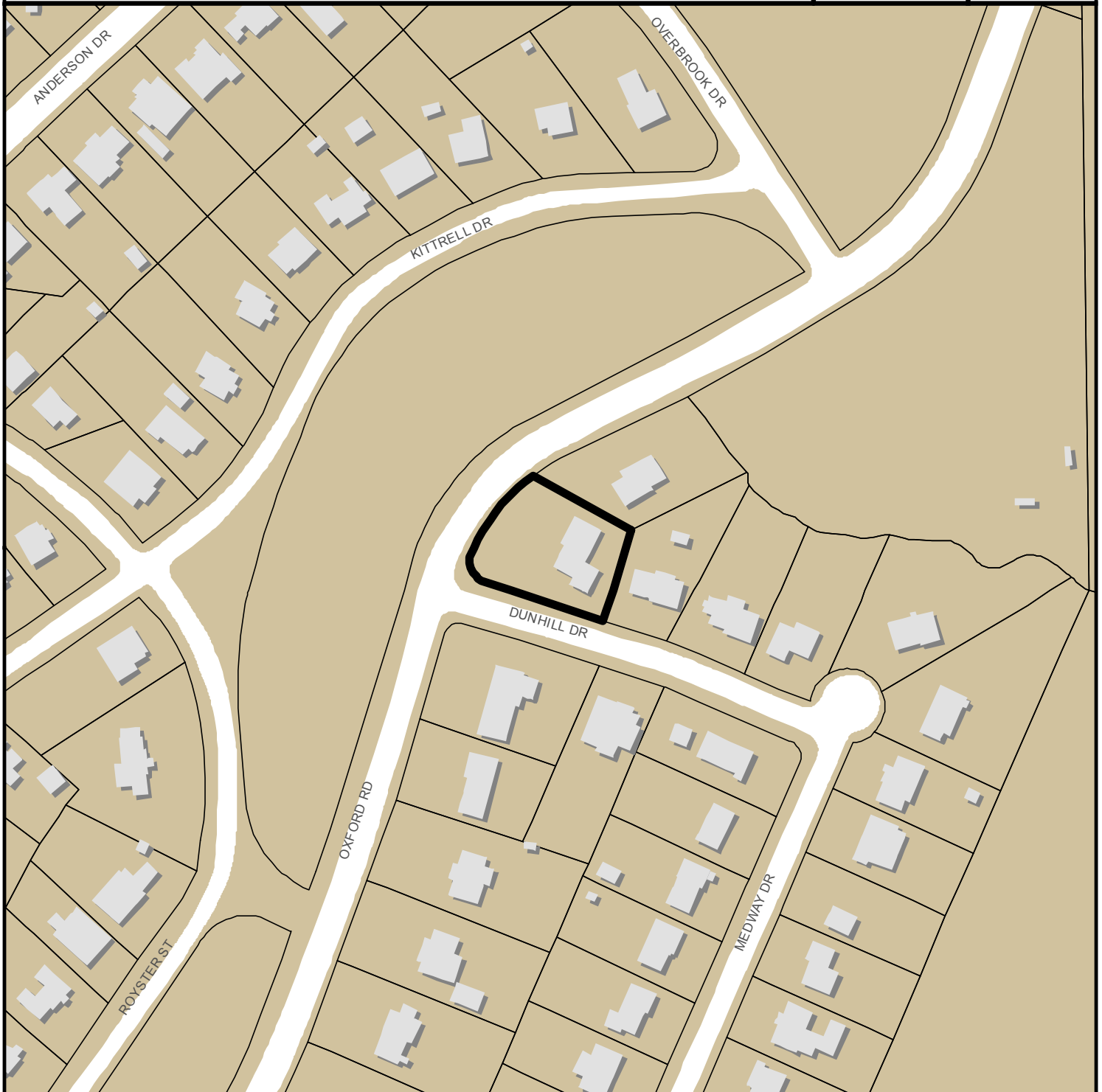


OXFORD PARK LOT 80

S-63-2014



0 245 490 Feet

Zoning: **R-6**

CAC: **Five Points**

Drainage Basin: **Crabtree**

Acreage: **0.46**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Raleigh Custom**

Phone: **Homes Inc.**
(919) 395-1529





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission	<input checked="" type="checkbox"/> Subdivision*	Transaction Number 418306	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	Assigned Project Coordinator Shankle	
<input type="checkbox"/> Group Housing **	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader Walters	
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review		
	<input type="checkbox"/> Conventional Subdivision		
	<input type="checkbox"/> Compact Development		
	<input type="checkbox"/> Conservation Subdivision		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION			
Development Name Subdivision of Lot 80, Oxford Park			
Proposed Use single family residential			
Property Address(es) 2600 Oxford Rd., Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1705821525			
P.I.N. Recorded Deed Book: 15076, Page: 1783	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Raleigh Custom Home		Name (s) Timothy Thompson
	Address 6736 Falls of Neuse Rd, Suite 300, Raleigh, NC 27615		
	Phone 919-395-1529	Email tim@raleighcustomhomes.net	Fax 919-847-2665
CONSULTANT (Contact Person for Plans)	Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat
	Address 106 Steep Bank Dr., Cary, NC 27518		
	Phone 919-363-4415	Email aapockat@earthlink.net	Fax 919-363-4415

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 0.459 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information	
Existing Impervious Surface 5,418 Sqft acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, currently R-6, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of four units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 10,122 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.459 acres which is under the one acre threshold.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2			12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units			If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units			a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots			b) Total number of Single Family Lots
6. Total Number of Hotel Units			c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2			d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X			e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4			f) Total Number of Phases
10. Total number of Open Space (only) lots 0			g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
			h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

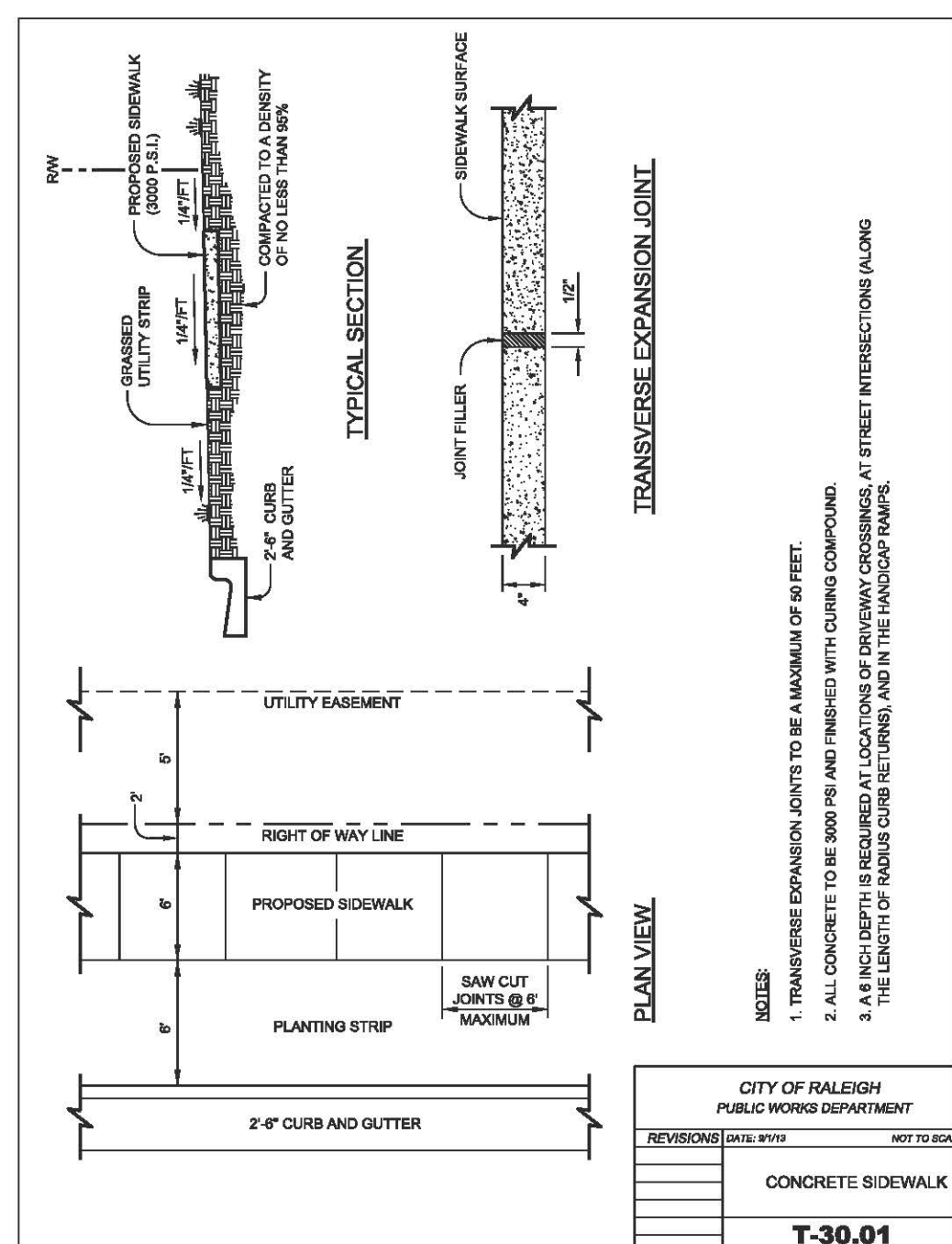
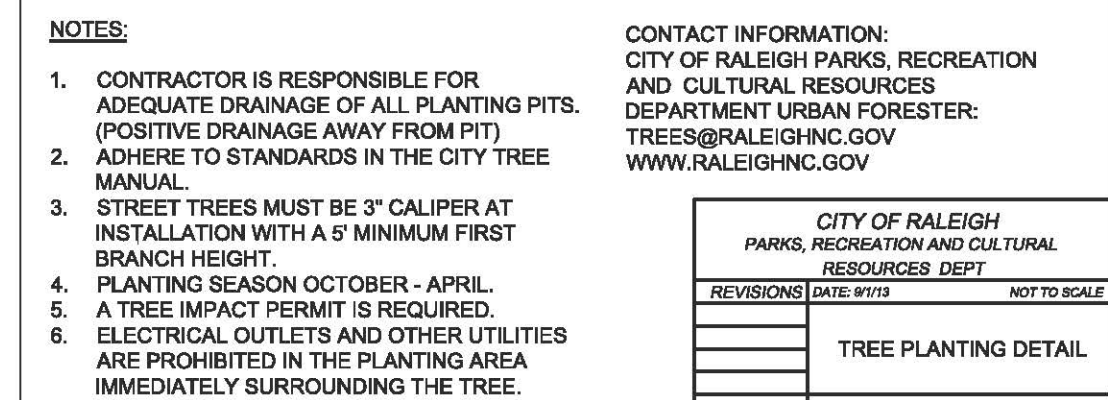
Signed [Signature] Date: 11-4-14

Signed _____ Date: _____

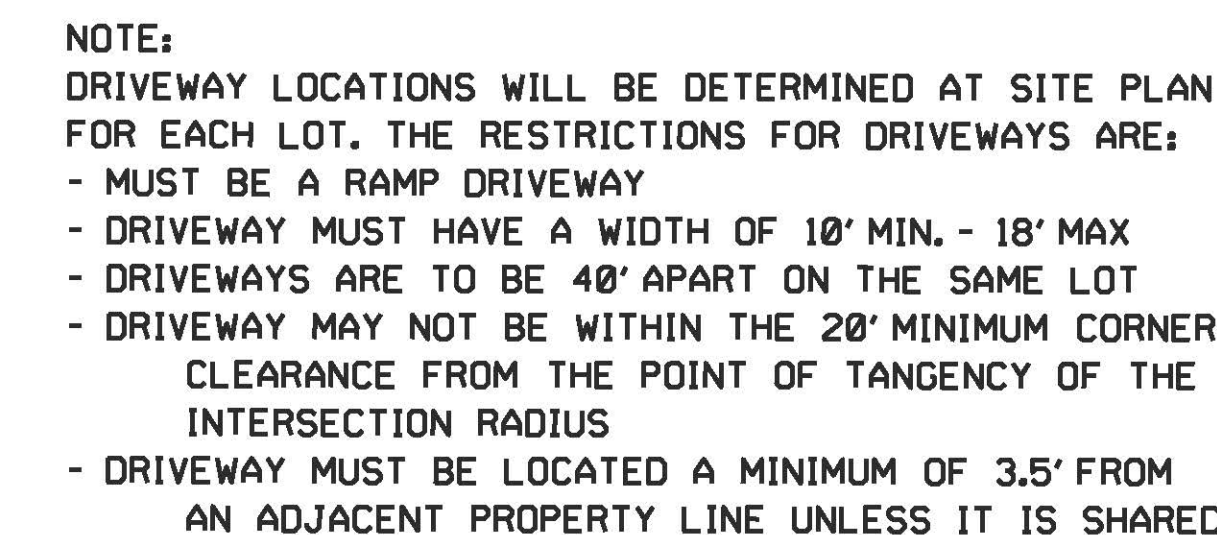
\$345

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

Need public utilities check
x4540
250
305

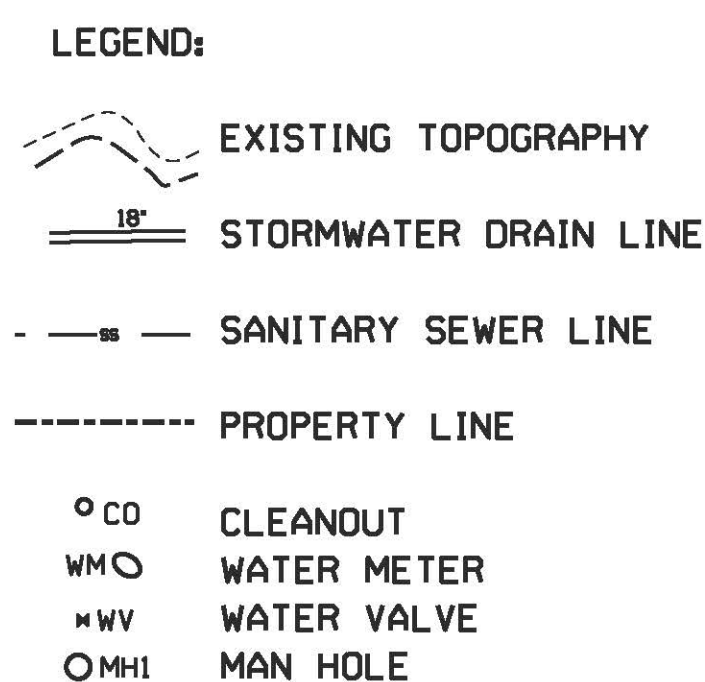


NOTE: A TREE IMPACT PERMIT IS REQUIRED PRIOR TO STREET TREE INSTALLATION.



1. THE SITE IS A TWO LOT SUBDIVISION FOR USE AS SINGLE FAMILY RESIDENTIAL HOMES, THE TOTAL ACREAGE FOR THE SUBDIVISION IS UNDER AN ACRE. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.2.A.1 OF THE UDO A STORMWATER EXEMPTION EXISTS.
2. THE SITE IS 0.459 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
4. NO CLEAN-OUT COULD BE LOCATED ON THE SITE. RELOCATE THE WATER METER TO APPROXIMATE LOCATION SHOWN ON THE PLAN.
5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.

LOT 1 - 11,713 SF - 0.269 AC
AREA WITHIN SETBACKS - 7,753 SF
LOT 2 - 8262 SF - 0.19 AC
AREA WITHIN SETBACKS - 4,899 SF
ESTIMATED DEVELOPED MAXIMUM AREA OF
IMPERVIOUS SURFACE - 10,122 SF
EXISTING IMPERVIOUS AREA - 5,418 SF - 0.124 AC
HOUSE - 2,462, HVAC - 14, DRIVE / WALK - 2,942
THESE STRUCTURES ARE TO BE DEMOLISHED
PRIOR TO SUBDIVISION OF LOT
DEMOLITION PERMIT TRANSACTION NUMBER - 413787
ZONING - R-6
CITIZENS ADVISORY COUNCIL -
FIVE POINTS



1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC. PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM RENTALS, LLC., 2600 OXFORD RD., OXFORD PARK SUBDIVISION AND DATED 10-06-14.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. VERTICAL ELEVATIONS OF THE EXISTING MANHOLES ARE BASED ON FIELD DATA PROVIDED BY BERNARD & ASSOCIATES AND ARE SHOWN ON THE SURVEY AS RELATIVE ELEVATIONS. THE ELEVATION OF THE EXISTING MANHOLE AT STATION 0+00 IS BASED ON ACTUAL FIELD MEASUREMENTS PROVIDED BY RWK, PA WHOSE DESIGN FOR THE SEWER LINE EXTENSION USE THAT ADDITIONAL FIELD DATA. PLEASE SEE SHEET C1 FOR ADDITIONAL CLARIFICATION.

POTENTIAL AREA OF DISTURBANCE = 9940 SF

FALLON PARK
2601 OXFORD RD
CITY OF RALEIGH
DB 000000, PG 00000
PIN# 1705711204
ZONING - R-6
USE - PARK

LOCATION OF
FLOODPLAIN

— STANDARD 30"
CURB & GUTTER

LOT # 81
2606 OXFORD RD
ANDREW A. & ROBERTA
M. FOX
DB 013773, PG 00891
PIN# 1705822634
ZONING - R-6
USE - RESIDENTIAL

LOT # 79
2112 DUNHILL DR
JOHN L GARNER
DB 008441, PG 02332
PIN# 1705822576
ZONING - R-6
USE - RESIDENTIAL

— LOT 80
2600 OXFORD RD
RALEIGH CUSTOM RENTALS, LLC
DB 15076 PG 1783
PIN# 1705821525
19.975 SE. 0.459 AC

NOTE:
NO SIDEWALKS ARE
CURRENTLY PRESENT
ALONG EITHER ROAD
NO CLEANOUTS WERE
FOUND ON THE SITE

LOT # 20
2520 OXFORD RD
JOHN L GARNER
DB 008986, PG 00593
PIN# 1705820368
ZONING - R-6
USE - RESIDENTIAL

PROPERTY NOTES:

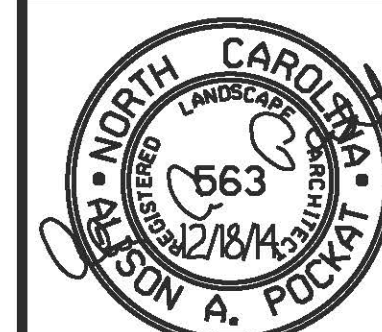
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ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
006 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



PROJECT 14009

SUBDIVISION OF LOT 80
OXFORD PARK, RALEIGH, NC

RALEIGH CUSTOM HOMES
66736 FALLS OF NEUSE RD.
SUITE 300, RALEIGH, NC 27615

[illegible]

SCALE: NTS

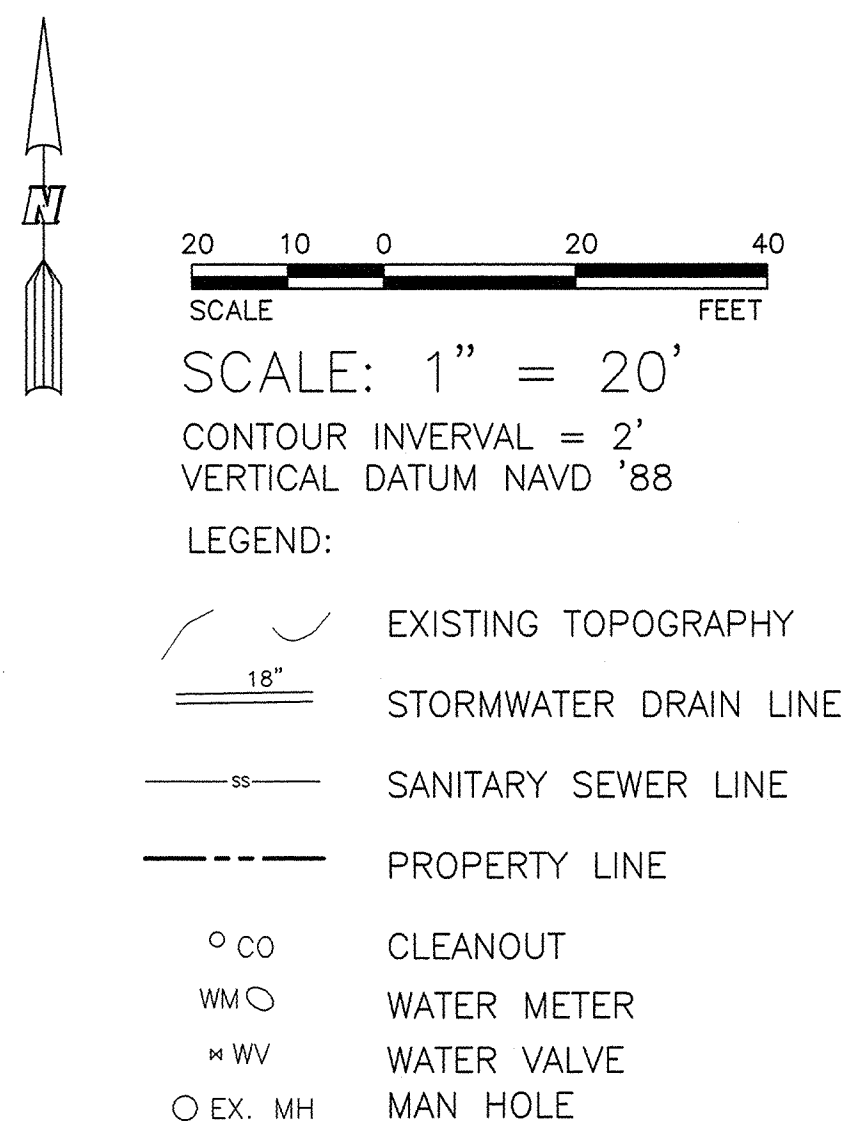
DATE: DEC. 12, 2014

SHEET NO.

EXISTING CONDITIONS

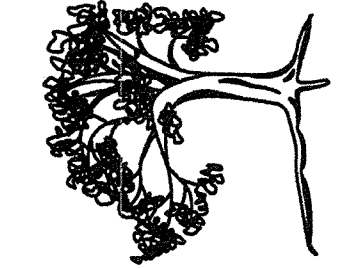
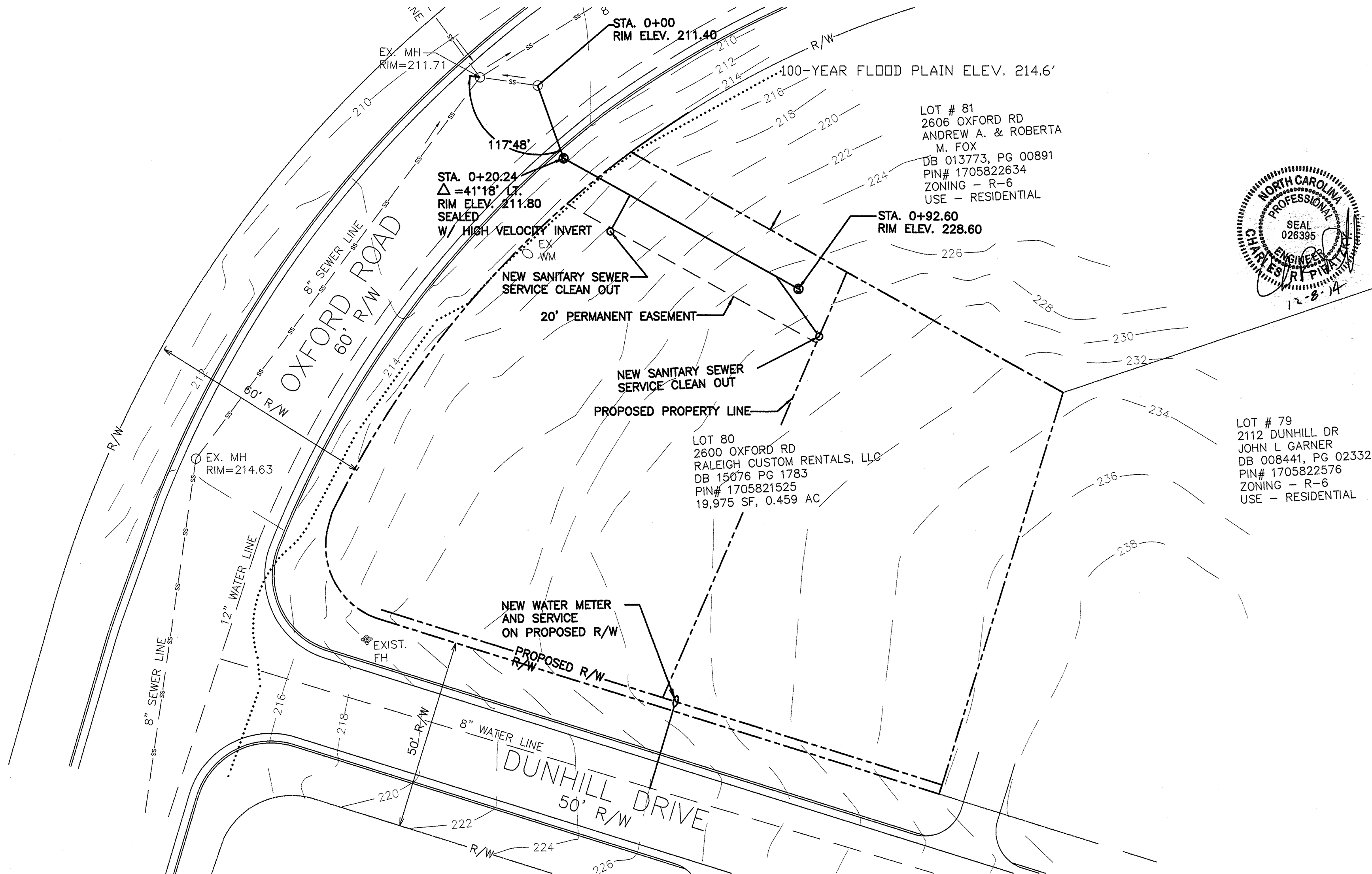
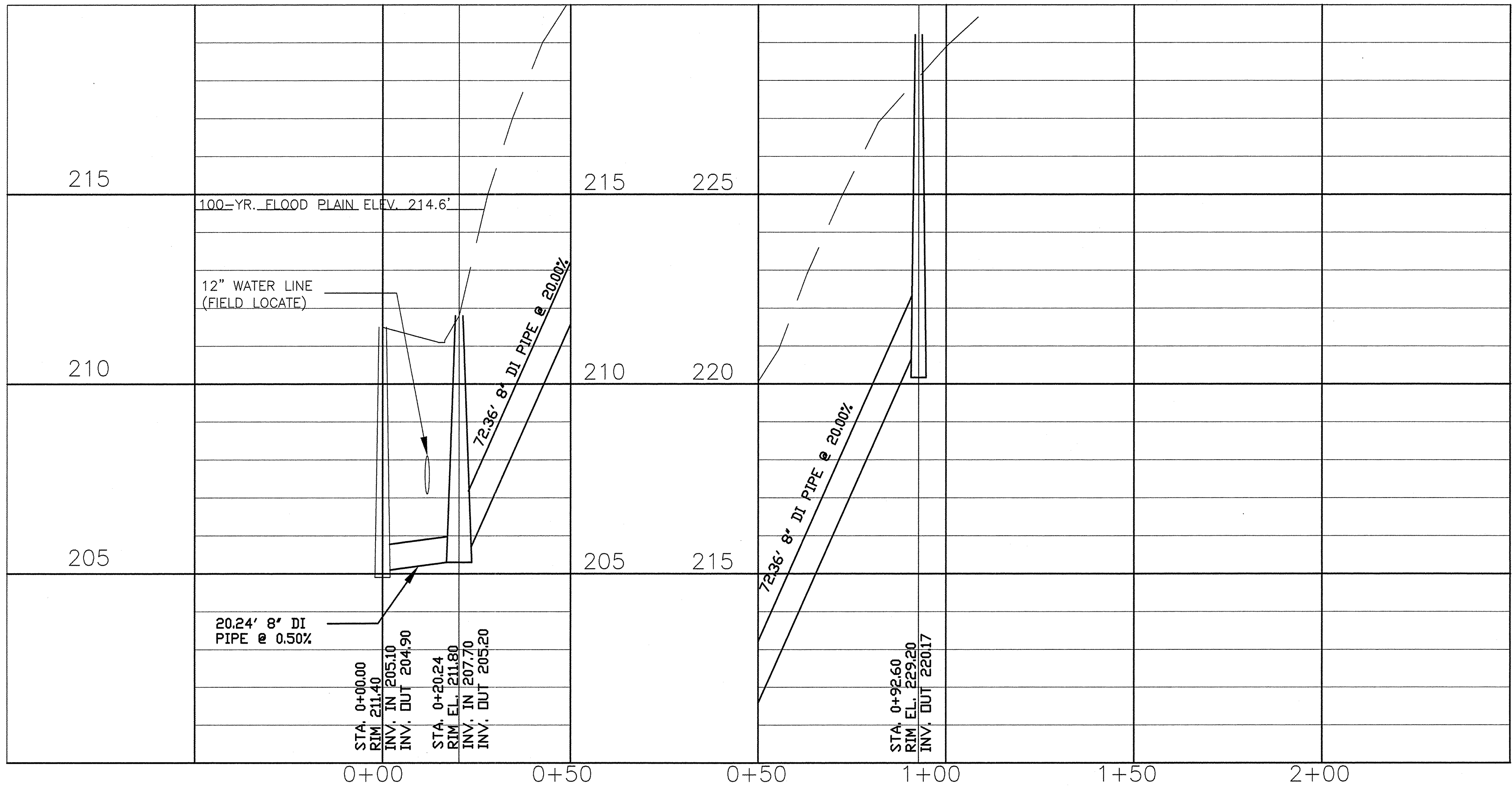
EC-1

SEQUENCE NO. 2 OF 6



100-YR FLOOD PLAIN ELEVATION = 214.6'
SOURCE: NCFLOODMAPS.COM
REF: FEMA MAP NUMBER 3720170500J

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: SMM
DRAWN: SMM
APPROVED: CRP

PROJECT
PROPOSED UTILITY FOR LOT DIVISION
2600 OXFORD ROAD
RALEIGH, WAKE, NORTH CAROLINA
OXFORD ROAD
WATER UTILITY IMPROVEMENTS
PLAN AND PROFILE

SCALE: 1"=20'
DATE: 12-8-14
SHEET NO.:

C1

SEQUENCE NO. OF

RWK, PA
engineering & surveying
101 W. Main St. Suite 202
Cary, NC 27506
Phone (919) 779-4854
Fax (919) 779-4056

CITY OF RALEIGH
All Construction must be in accordance with all Local,
State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES _____

PUBLIC UTILITIES _____

STORMWATER _____

PLANNING _____

FIRE _____

URBAN FORESTRY _____